116.0	0010	0007.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,234,600	/	1,234,600
USE VALUE:	1,234,600	/	1,234,600
ASSESSED:	1,234,600	/	1,234,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		HANCOCK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KUMAR VARUN
Owner 2:	GUPTA SWATI
Owner 3:	
Street 1:	7 HANCOCK ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DRISCOLL BERNARD N III -
Owner 2:	-
Street 1:	62 INDIAN RD
Twn/City:	WALTHAM
St/Prov:	MA Cntry
Postal:	02451

NARRATIVE DESCRIPTION

This parcel contains .165 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1959, having primarily Clapboard Exterior and 3068 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7171.000	788,100	1,900	444,600	1,234,600
Total Card	0.165	788,100	1,900	444,600	1,234,600
Total Parcel	0.165	788,100	1,900	444,600	1,234,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 402.41 | /Parcel: 402.41

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	GIS Ref	GIS Ref	Insp Date
75073			09/03/20

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 116.0-0010-0007.B

!9063!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	788,100	1900	7,171.	444,600	1,234,600		Year end	12/23/2021
2021	101	FV	178,800	1200	7,171.	444,600	624,600		Year End Roll	12/10/2020
2020	101	FV	204,300	1200	7,171.	444,600	650,100	650,100	Year End Roll	12/18/2019
2019	101	FV	184,500	1200	7,171.	438,200	623,900	623,900	Year End Roll	1/3/2019
2018	101	FV	184,500	1200	7,171.	336,600	522,300	522,300	Year End Roll	12/20/2017
2017	101	FV	184,500	1200	7,171.	317,600	503,300	503,300	Year End Roll	1/3/2017
2016	101	FV	184,500	1200	7,171.	292,200	477,900	477,900	Year End	1/4/2016
2015	101	FV	183,600	1200	7,171.	273,100	457,900	457,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:24:27

LAST REV

Date	Time
11/23/21	11:21:40

mmcmakin

USER DEFINED

Prior Id # 1:	75073
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9063

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DRISCOLL BERNAR	79048-118	1	11/1/2021		1,500,000	No	No		
GRANATO GARY R,	76027-508	1	10/29/2020	Change>Sale	645,000	No	No		
GRANATO ARMANDO	21740-333		2/5/1992		1	No	No		Yolanda Granato dod 1/15/2020

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/16/2020	1642	Addition	265,000	O				
11/10/2020	1426	Inter-De	3,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/16/2021	Permit Visit	DGM	D Mann
11/19/2020	SQ Mailed	MM	Mary M
9/3/2020	Measured	DGM	D Mann
10/4/2018	MEAS&NOTICE	CC	Chris C
11/20/2008	Meas/Inspect	355	PATRIOT
2/15/2000	Meas/Inspect	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7171		Sq. Ft.	Site		0	70.	0.89	6									444,590						444,600	

Total AC/HA:	0.16462	Total SF/SM:	7171	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	444,590	Spl Credit		Total:	444,600

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1959	Eff Yr Blt:	2021
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.09491527
Const Adj.:	1.04989493
Adj $ / SQ:	149.441
Other Features:	107076
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	796102
Depreciation:	7961
Depreciated Total:	788141

COMMENTS

SINK BMT SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

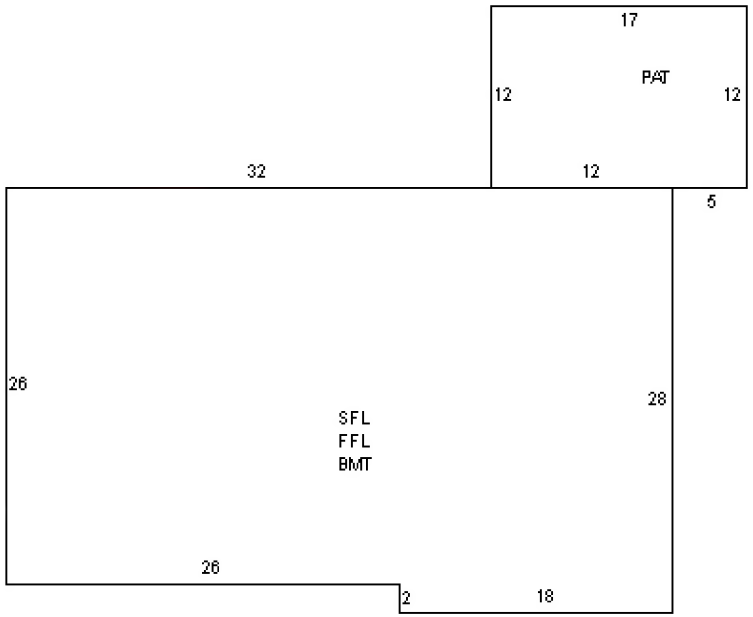
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	218.18
Special Features:	0	Val/Su Net:	210.50
Final Total:	788100	Val/Su SzAd	333.94

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,180	71.730	84,643
FFL	First Floor	1,180	149.440	176,340
SFL	Second Floor	1,180	149.440	176,340
PAT	Patio	204	4.290	876

Net Sketched Area:	3,744			Total:	438,199
Size Ad	2360	Gross Area	3744	FinArea	3068

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 116.0-0010-0007.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	24X30	A	AV	2021	2.77	T	5	101			1,900			1,900

More:	N	Total Yard Items:	1,900	Total Special Featues:	Total: 1,900